**GOVERNMENT OF ANDHRA PRADESH**
**A B S T R A C T**

Municipal Administration & Urban Development Department – Visakhapatnam Urban Development Authority - Change of Land Use from Residential use to Commercial use in Sy.No.10/4A Part and 10/5A Part to an extent of 7879.88 sq.mts. of Chinawaltair (V), Visakhapatnam (U) Visakhapatnam Dist. as applied by Sri G.Ramakrishnam Raju and others – Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

**G.O.MS.No. 110** **Dated: 04-05-2016**
**Read the following:-**

1. From the Vice Chairman, VUDA, Visakhapatnam, Rc.No.2148/ 2014/L4, Dated:19.06.2015.
2. Government Memo No.11411/I2/2011, Dated:30.06.2012.
3. Government Memo No.22966/H2/2015, Dated:18.01.2016.
4. From Andhra Pradesh Gazette No.45, Part-I, Dt:25.01.2016
5. From the Vice Chairman, VUDA, Visakhapatnam, Rc.No.2148/ 2014/L4, Dated:15.02.2016.
6. Government Memo No.22966/H2/2015, Dt.01.03.2016.
7. From the Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No.2148/14/L4, Dt.26.04.2016.

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**ORDER:-**

The draft variation to the land use envisaged in the Master Plan for Visakhapatnam issued in the Government Memo 3rd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.45, Part-I, Dated:25.01.2016. In the letter 7th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the draft variation notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification no objections and suggestions were received from the public within the stipulated period and also informed that the applicant has paid an amount of Rs.11,37,000/- towards conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Hyderabad.
The Vice Chairman, Visakhapatnam Urban Development Authority,
Visakhapatnam.
Copy to:
The applicant through Vice Chairman,
Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner,
Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Special Officer & Competent Authority,
Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SC/SF.

/Forwarded :: By Order//

SECTION OFFICER

**APPENDIX**
**NOTIFICATION**

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345 MA&UD(H2) Department, Dated 30.06.2006, is proposed in exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by Sub-section (2) of the said Section.

[P.T.O.]

**VARIATION**

The site falling in Survey No.10/4A part and 10/5A part of Chinawaltair (V), Visakhapatnam (U), Visakhapatnam District to an extent of 7879.88 sq. mts. the boundaries of which are given in the schedule below, which was earmarked for Residential use in the Master Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345, MA&UD(H2)Department, Dated:30.06.2006 is now designated as Commercial land use by variation of change of land use, which was shown in Master Plan and is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. That the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. The applicant shall provide sufficient buffer as per G.O.Ms.No.168, MA&UD(M) Department, Dated:07.04.2012.
3. The competent authority shall issue building permission in compliance with AP Building Rules, issued in G.O.Ms.No.168, MA&UD(M) Department Dated:07.04.2012 and CRZ norms etc.,
4. That the applicant shall hand over the land for road widening, if any, on free of cost to the concerned authority through Registered Gift Deed.
5. That the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
6. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
9. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
10. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

| | | |
|---|---|---|
| North | : | Others property |
| East | : | Existing 30’ Mts. wide Beach road proposed to 45’ Mts. width |
| South | : | Existing apartment building |
| West | : | Others property |

**R. KARIKAL VALAVEN**
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**